



# County of Yellowstone Zoning Commission AMENDED AGENDA

**Monday December 12, 2005**

**4:00 p.m.**

**510 North Broadway,  
4<sup>th</sup> Floor Large Conference Room,  
Parmly Library/City Offices**

## **NOTICE TO THE PUBLIC**

### **Public Comment:**

There will be a Public Comment Section as noted on the agenda. This is the time members of the public may comment on any item not appearing on the agenda. Under State law, matters presented under this section cannot be discussed or acted upon by the Zoning Commission during this time. For items appearing on the agenda, the public will be invited to make comments at the appropriate time. It is very important to speak clearly and state your name and address for the record. Please limit your comments to three (3) minutes or less.

### **1. CALL TO ORDER**

Introduction of Boardmembers and Staff.

### **2. ANNOUNCEMENTS**

### **3. APPROVAL OF MINUTES**

**Approval of the minutes of the October 11, 2005 and November 14, 2005 Board Meeting**

### **4. PUBLIC HEARINGS:**

**Item #1: Zone Change #587 – 6801 Grand Avenue, A-1 Johnson Auto Wrecking** – A zone change request from Residential-15,000 to Controlled Industrial on Lots 110 & 115, Sunny Cove Fruit Farms a 20 acre parcel of land, Tax ID #s D04469 & D04474. Keith, Curtis & Karen Johnson, are the owners.

**Item #2: Special Review #301 – 6801 Grand Avenue, A-1 Johnson Auto Wrecking** – A special review request to operate a vehicle wrecking facility in a proposed Controlled Industrial zone on Lots 110 & 115, Sunny Cove Fruit Farms a 20 acre parcel of land, Tax ID #s D04469 & D04474. Keith, Curtis & Karen Johnson, are the owners.

**Item #3: Zone Change #588 – 3233 Bitterroot Drive** – A zone change request from Residential-15,000 to Community Commercial on Lot 1, Block 1 of Oxbow Subdivision, a 31,752 square foot parcel of land, Tax ID C06872. Jerry & Donna Geney, are the owners and Kristin Omvig, Crowley Law Firm is the agent.

**Item #4: Zone Change #589 – 6601 Grand Avenue** – A zone change request from Residential-15,000 to Agriculture Open Space on Lot 116 Sunny Cove Fruit Farms a 10 acre parcel of land, Tax ID D04475. Jon and Margaret Anderson, are the owners and Beth Anderson is the agent.

**Item #5: Special Review #303 – 6601 Grand Avenue** – A special review request to operate a horse riding academy (commercial recreation) in a Residential 15,000 zone on Lot 116 Sunny Cove Fruit Farms a 10 acre parcel of land, Tax ID D04475. Jon and Margaret Anderson, are the owners and Beth Anderson is the agent.

**Item #6: Special Review #302 – 1046 Johnson Lane, Concrete Materials of Montana** – A special review request to operate a concrete batch plant in a Controlled Industrial zone on Tract 1-

A-2 of Certificate of Survey 402 a 5.3 acre parcel of land, Tax ID D06432A. Gregory Lucht is the owner.

\*\*Following the public hearing, the Zoning Commission will make a recommendation to the Yellowstone County Commissioners. The Board of County Commissioners public hearing on the above referenced items will be held on **Tuesday, December 27, 2005** at 10:00 a.m. in Room 403A, 4<sup>th</sup> floor of the Yellowstone County Courthouse.

**5. OTHER BUSINESS**

Staff presentation on procedure for instituting Text Amendments.

Schedule for Special City/County Zoning Commission hearing January 17, 2005 2 pm to 6 pm – 3<sup>rd</sup> Floor Parmlly Library.

**6. PUBLIC COMMENT**

**7. ADJOURN**